



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



Form-5

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Date : 22.12.2023

Address of the Project : MARUTHAM ROYAL PARK PHASE - 4, Survey Nos. 101/1 & 102
Angadu Village, Ponneri Taluk, Tiruvallur Dist

Name of the Promoter : Marutham Appartment

Address of the Promoter : No. 9/53, 5th Main Road, Natesan Nagar, Virugambakkam
Chennai - 600092.

Subject : Certificate for MARUTHAM ROYAL PARK PHASE - 4, Survey Nos. 101/1&102,
Angadu Village, Ponneri Taluk, Tiruvallur Dist.

Sir,

I, **P.SABARIVASAN** having License No. **RE/GR-II/19/04/048** had undertaken assignment as an Architect/ Licensed Surveyor for the assessment and verification of development of work done at **MARUTHAM ROYAL PARK PHASE - 4** situated on the Plot bearing **Survey Nos. 101/1 & 102**, demarcated by its boundaries 13.225327, 80.190563 to the North, 13.224314, 80.189726 to the South, 13.224382, 80.190171 to the East, 13.224942, 80.189863 to the West of **Angadu Village, Ponneri Taluk, Tiruvallur** District measuring 3197 Sq.m Being developed by **M/s.Marutham Appartment**

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **The Member Secretary, CMDA, Chennai vide Planning Permission Layout No. 47/2023 dated 21.02.2023** and **The Commissioner, Sholavaram Panchayath Union Letter No. 3909/2022/A3 dated 22.06.2023** including all amenities and facilities as committed by the promoter to the allottees.

Yours Faithfully


P. SABARIVASAN, ME., MBA.,
Registered Engineer Grade II
Regn. No: RE/GR-II/19/04/048









our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate